HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: Second Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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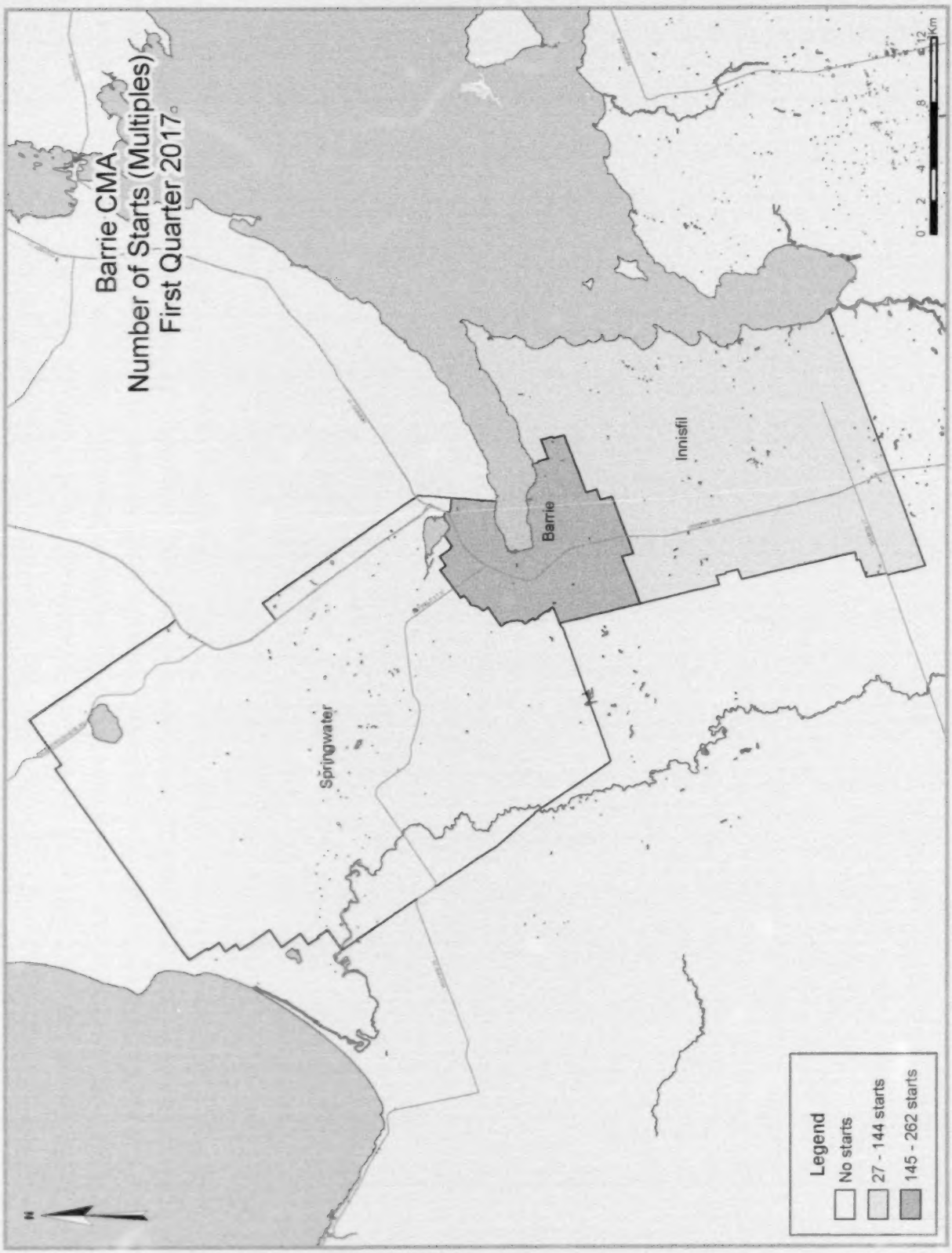
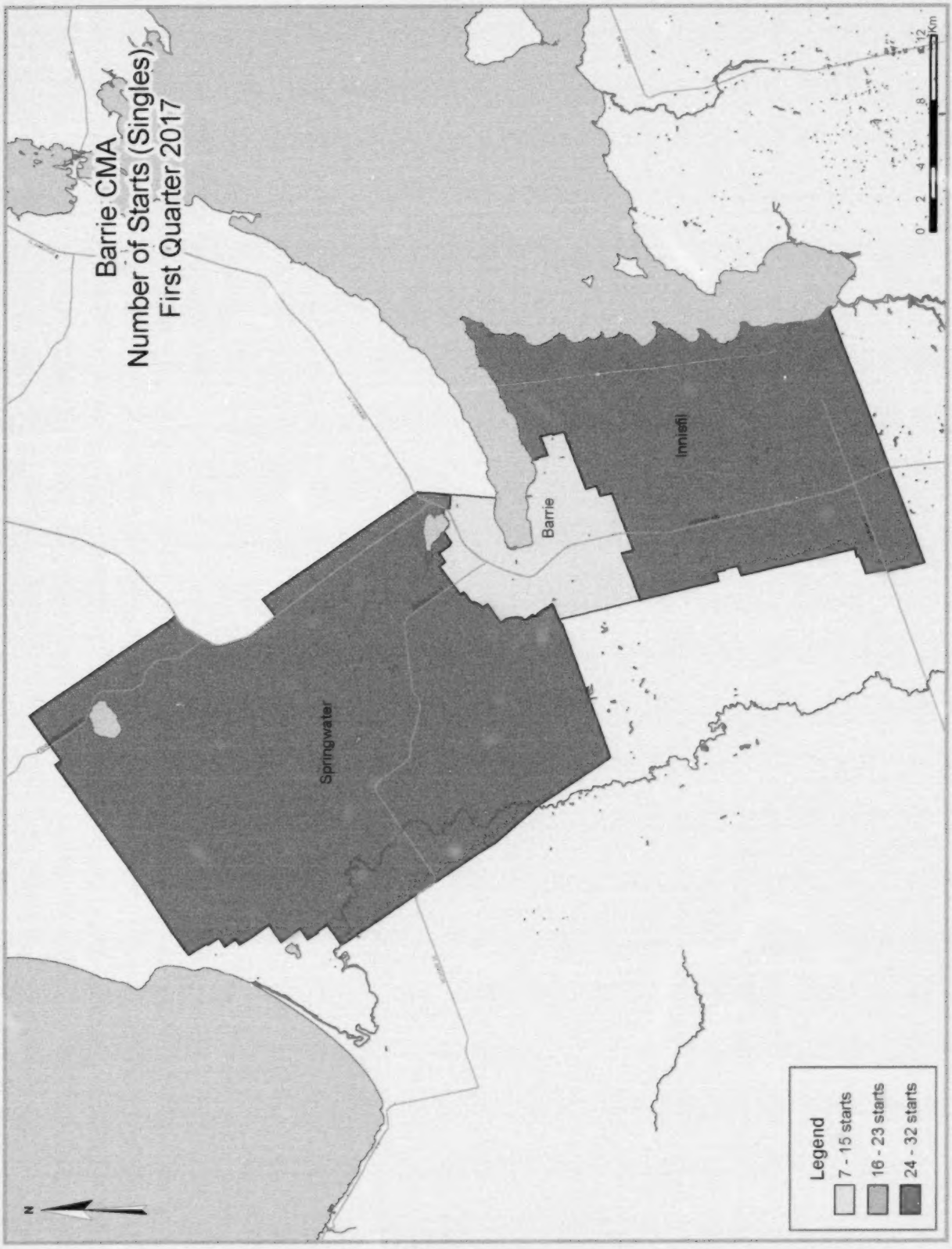

Barrie CMA
Number of Starts (Multiples)
First Quarter 2017
Barrie
Innisfil
Springwater
Legend
No starts
27 - 144 starts
145 - 262 starts
0
2
4
8
12
Km
N


Barrie CMA
Number of Starts (Singles)
First Quarter 2017
Springwater
Barrie
Innisfil
Legend
7 - 15 starts
16 - 23 starts
24 - 32 starts
N
0
2
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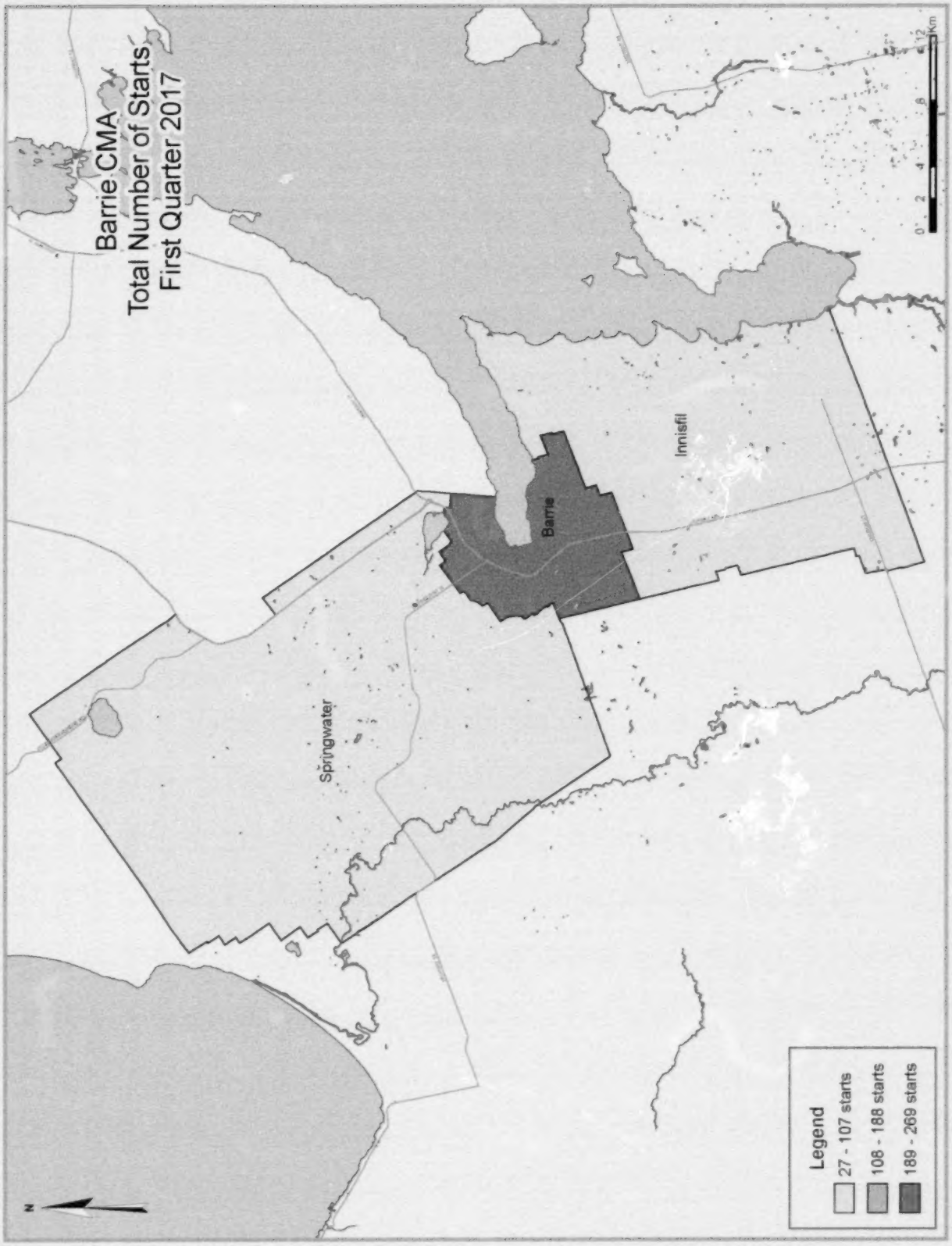
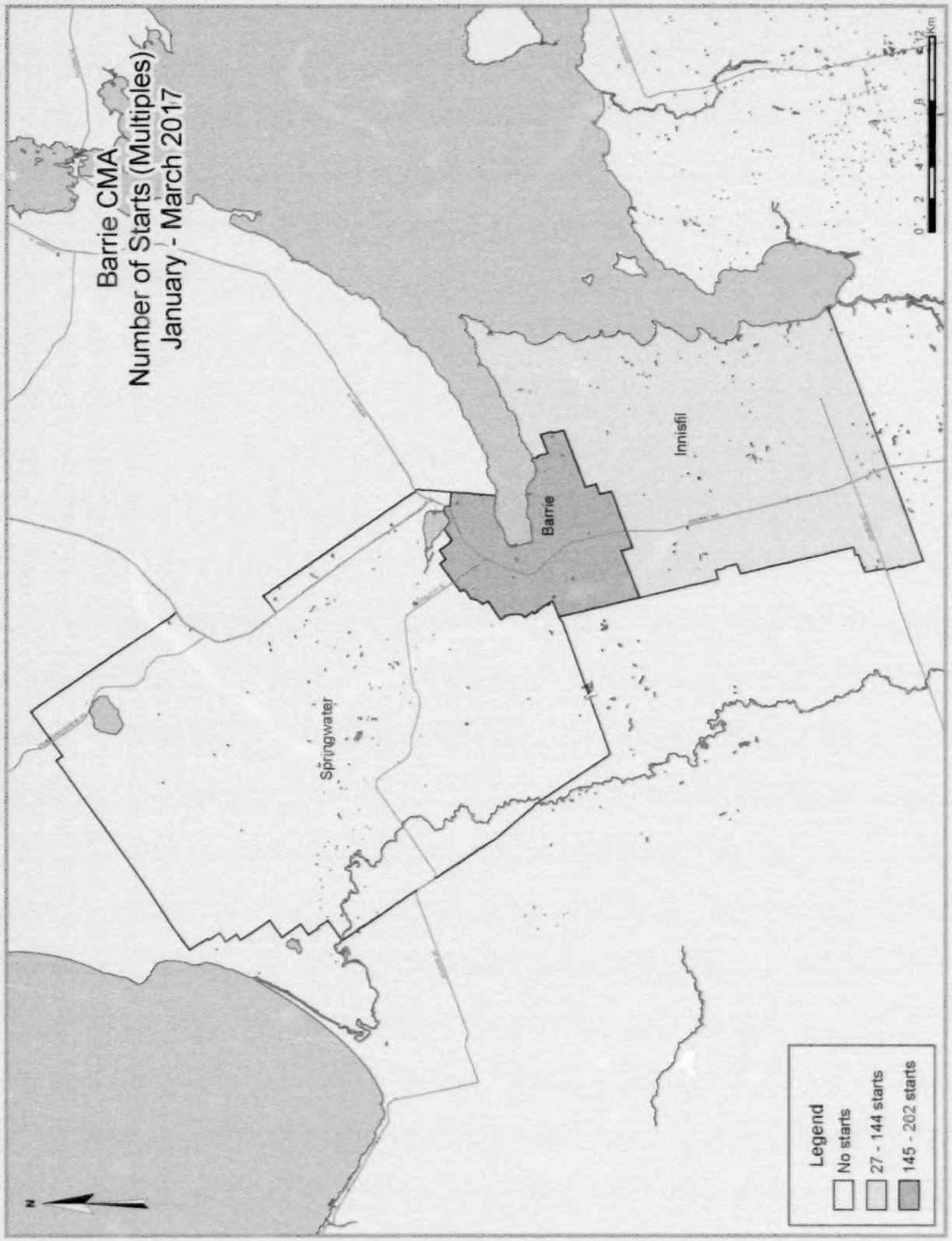

Barrie CMA
Total Number of Starts
First Quarter 2017
Barrie
Innisfil
Springwater
Legend
27 - 107 starts
108 - 188 starts
189 - 269 starts
N
0
2
4
8
12
Km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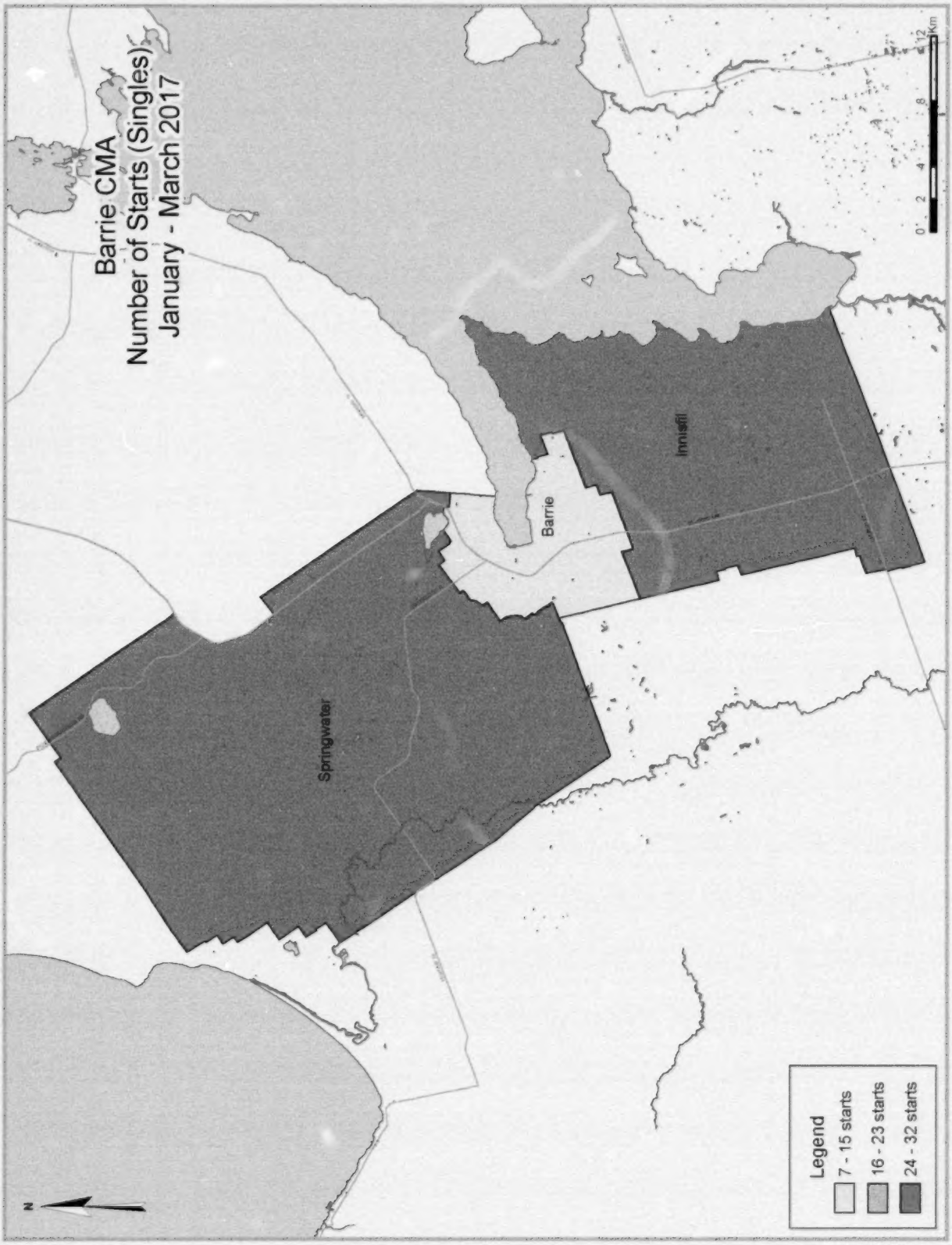
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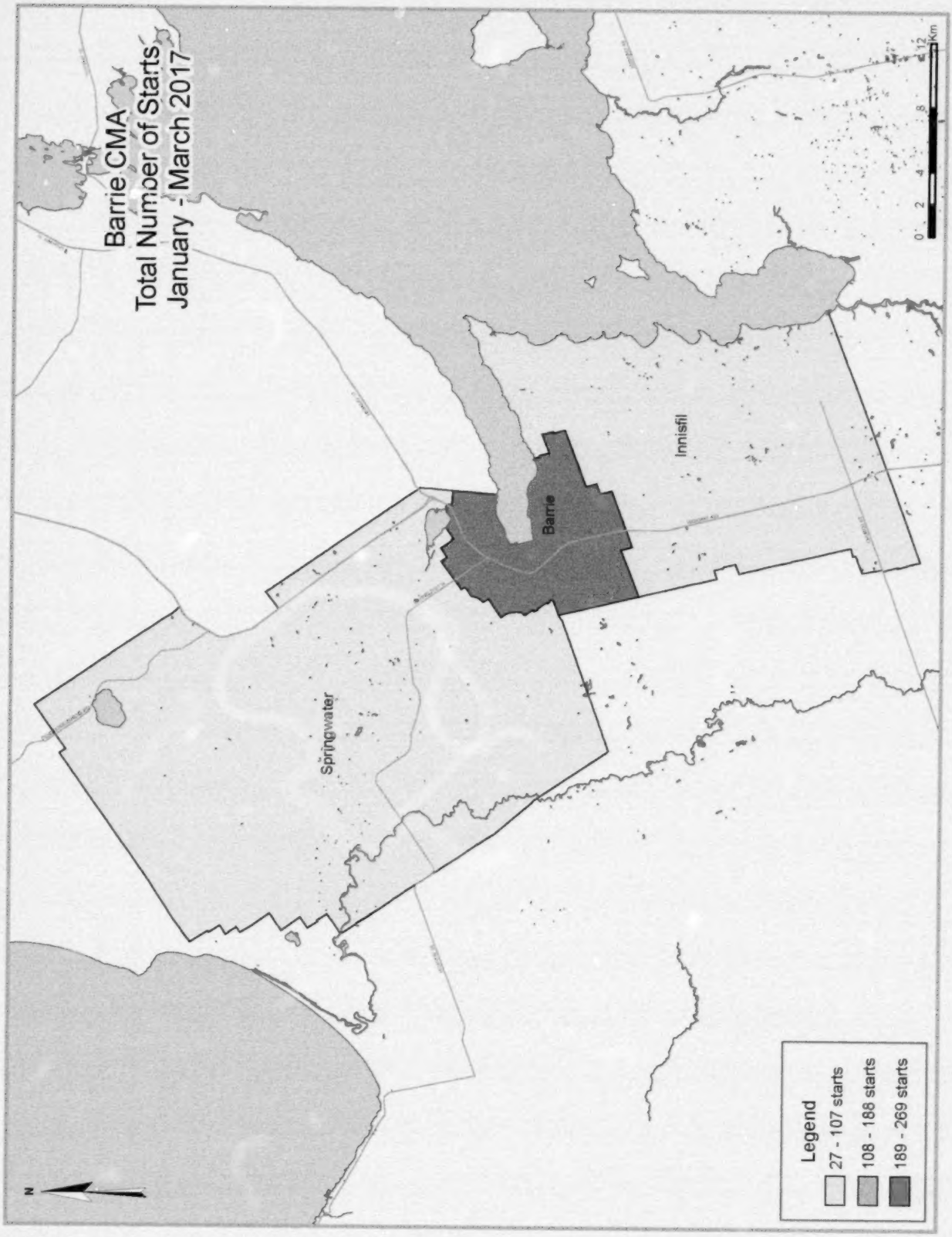
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HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
First Quarter 2017

Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	695	686	219	2,337	295	601	860	816
Multiples	321	1,037	324	1,668	1,476	930	930	702
Total	1,016	1,723	543	4,005	1,771	1,531	1,790	1,518

	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	612	635	66	66	0.0%	66	66	0.0%
Multiples	248	1,156	275	289	5.1%	275	289	5.1%
Total	860	1,791	341	355	4.1%	341	355	4.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	66	12	15	0	58	204	0	0	355
Q1 2016	66	0	35	0	0	240	0	0	341
% Change	0.0	n/a	-57.1	n/a	n/a	-15.0	n/a	n/a	4.1
Year-to-date 2017	66	12	15	0	58	204	0	0	355
Year-to-date 2016	66	0	35	0	0	240	0	0	341
% Change	0.0	n/a	-57.1	n/a	n/a	-15.0	n/a	n/a	4.1
UNDER CONSTRUCTION									
Q1 2017	437	22	177	0	98	1,083	0	34	1,851
Q1 2016	413	10	38	0	55	412	0	104	1,032
% Change	5.8	120.0	**	n/a	78.2	162.9	n/a	-67.3	79.4
COMPLETIONS									
Q1 2017	158	0	10	0	0	16	0	0	184
Q1 2016	134	2	20	0	0	48	10	0	214
% Change	17.9	-100.0	-50.0	n/a	n/a	-66.7	-100.0	n/a	-14.0
Year-to-date 2017	158	0	10	0	0	16	0	0	184
Year-to-date 2016	134	2	20	0	0	48	10	0	214
% Change	17.9	-100.0	-50.0	n/a	n/a	-66.7	-100.0	n/a	-14.0
COMPLETED & NOT ABSORBED									
Q1 2017	27	2	3	0	0	0	n/a	n/a	32
Q1 2016	33	4	0	0	1	5	n/a	n/a	43
% Change	-18.2	-50.0	n/a	n/a	-100.0	-100.0	n/a	n/a	-25.6
ABSORBED									
Q1 2017	159	0	7	0	0	16	n/a	n/a	182
Q1 2016	133	0	24	0	2	49	n/a	n/a	208
% Change	19.5	n/a	-70.8	n/a	-100.0	-67.3	n/a	n/a	-12.5
Year-to-date 2017	159	0	7	0	0	16	n/a	n/a	182
Year-to-date 2016	133	0	24	0	2	49	n/a	n/a	208
% Change	19.5	n/a	-70.8	n/a	-100.0	-67.3	n/a	n/a	-12.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q1 2017	7	0	0	0	58	204	0	0	269
Q1 2016	4	0	10	0	0	0	0	0	14
Innisfil Town									
Q1 2017	32	12	15	0	0	0	0	0	59
Q1 2016	26	0	25	0	0	240	0	0	291
Springwater Town									
Q1 2017	27	0	0	0	0	0	0	0	27
Q1 2016	36	0	0	0	0	0	0	0	36
Barrie CMA									
Q1 2017	66	12	15	0	58	204	0	0	355
Q1 2016	66	0	35	0	0	240	0	0	341
UNDER CONSTRUCTION									
Barrie City									
Q1 2017	43	10	6	0	88	556	0	30	733
Q1 2016	37	10	21	0	55	180	0	104	407
Innisfil Town									
Q1 2017	250	12	170	0	10	527	0	0	969
Q1 2016	172	0	17	0	0	232	0	0	421
Springwater Town									
Q1 2017	144	0	1	0	0	0	0	4	149
Q1 2016	204	0	0	0	0	0	0	0	204
Barrie CMA									
Q1 2017	437	22	177	0	98	1,083	0	34	1,851
Q1 2016	413	10	38	0	55	412	0	104	1,032
COMPLETIONS									
Barrie City									
Q1 2017	24	0	10	0	0	16	0	0	50
Q1 2016	14	2	0	0	0	48	10	0	74
Innisfil Town									
Q1 2017	63	0	0	0	0	0	0	0	63
Q1 2016	102	0	20	0	0	0	0	0	122
Springwater Town									
Q1 2017	71	0	0	0	0	0	0	0	71
Q1 2016	18	0	0	0	0	0	0	0	18
Barrie CMA									
Q1 2017	158	0	10	0	0	16	0	0	184
Q1 2016	134	2	20	0	0	48	10	0	214

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q1 2017	3	2	3	0	0	0	n/a	n/a	8
Q1 2016	6	4	0	0	1	0	n/a	n/a	11
Innisfil Town									
Q1 2017	17	0	0	0	0	0	n/a	n/a	17
Q1 2016	16	0	0	0	0	0	n/a	n/a	16
Springwater Town									
Q1 2017	7	0	0	0	0	0	n/a	n/a	7
Q1 2016	11	0	0	0	0	5	n/a	n/a	16
Barrie CMA									
Q1 2017	27	2	3	0	0	0	n/a	n/a	32
Q1 2016	33	4	0	0	1	5	n/a	n/a	43
ABSORBED									
Barrie City									
Q1 2017	24	0	7	0	0	16	n/a	n/a	47
Q1 2016	14	0	4	0	2	48	n/a	n/a	68
Innisfil Town									
Q1 2017	64	0	0	0	0	0	n/a	n/a	64
Q1 2016	99	0	20	0	0	0	n/a	n/a	119
Springwater Town									
Q1 2017	71	0	0	0	0	0	n/a	n/a	71
Q1 2016	20	0	0	0	0	1	n/a	n/a	21
Barrie CMA									
Q1 2017	159	0	7	0	0	16	n/a	n/a	182
Q1 2016	133	0	24	0	2	49	n/a	n/a	208

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Barrie City	7	4	0	0	58	10	204	0	269	14	**
Innisfil Town	32	26	12	0	15	25	0	240	59	291	-79.7
Springwater Town	27	36	0	0	0	0	0	0	27	36	-25.0
Barrie CMA	66	66	12	0	73	35	204	240	355	341	4.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barrie City	7	4	0	0	58	10	204	0	269	14	**
Innisfil Town	32	26	12	0	15	25	0	240	59	291	-79.7
Springwater Town	27	36	0	0	0	0	0	0	27	36	-25.0
Barrie CMA	66	66	12	0	73	35	204	240	355	341	4.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barrie City	58	10	0	0	204	0	0	0
Innisfil Town	15	25	0	0	0	240	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	73	35	0	0	204	240	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	58	10	0	0	204	0	0	0
Innisfil Town	15	25	0	0	0	240	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	73	35	0	0	204	240	0	0

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barrie City	7	14	262	0	0	0	269	14
Innisfil Town	59	51	0	240	0	0	59	291
Springwater Town	27	36	0	0	0	0	27	36
Barrie CMA	93	101	262	240	0	0	355	341

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	7	14	262	0	0	0	269	14
Innisfil Town	59	51	0	240	0	0	59	291
Springwater Town	27	36	0	0	0	0	27	36
Barrie CMA	93	101	262	240	0	0	355	341

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Barrie City	24	14	0	2	10	10	16	48	50	74	-32.4
Innisfil Town	63	102	0	0	0	20	0	0	63	122	-48.4
Springwater Town	71	18	0	0	0	0	0	0	71	18	**
Barrie CMA	158	134	0	2	10	30	16	48	184	214	-14.0

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barrie City	24	14	0	2	10	10	16	48	50	74	-32.4
Innisfil Town	63	102	0	0	0	20	0	0	63	122	-48.4
Springwater Town	71	18	0	0	0	0	0	0	71	18	**
Barrie CMA	158	134	0	2	10	30	16	48	184	214	-14.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barrie City	10	0	0	10	16	48	0	0
Innisfil Town	0	20	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	10	20	0	10	16	48	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	10	0	0	10	16	48	0	0
Innisfil Town	0	20	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	10	20	0	10	16	48	0	0

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barrie City	34	16	16	48	0	10	50	74
Innisfil Town	63	122	0	0	0	0	63	122
Springwater Town	71	18	0	0	0	0	71	18
Barrie CMA	168	156	16	48	0	10	184	214

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	34	16	16	48	0	10	50	74
Innisfil Town	63	122	0	0	0	0	63	122
Springwater Town	71	18	0	0	0	0	71	18
Barrie CMA	168	156	16	48	0	10	184	214

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q1 2017	2	8.3	1	4.2	7	29.2	5	20.8	9	37.5	24	-	476,533
Q1 2016	0	0.0	4	28.6	7	50.0	0	0.0	3	21.4	14	-	417,985
Year-to-date 2017	2	8.3	1	4.2	7	29.2	5	20.8	9	37.5	24	-	476,533
Year-to-date 2016	0	0.0	4	28.6	7	50.0	0	0.0	3	21.4	14	-	417,985
Innisfil Town													
Q1 2017	0	0.0	0	0.0	0	0.0	1	1.9	52	98.1	53	665,000	663,387
Q1 2016	5	5.6	8	8.9	14	15.6	40	44.4	23	25.6	90	465,000	482,796
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	1.9	52	98.1	53	665,000	663,387
Year-to-date 2016	5	5.6	8	8.9	14	15.6	40	44.4	23	25.6	90	465,000	482,796
Springwater Town													
Q1 2017	2	3.3	5	8.2	1	1.6	8	13.1	45	73.8	61	562,500	605,825
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	850,878
Year-to-date 2017	2	3.3	5	8.2	1	1.6	8	13.1	45	73.8	61	562,500	605,825
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	850,878
Barrie CMA													
Q1 2017	4	2.9	6	4.3	8	5.8	14	10.1	106	76.8	138	607,500	605,446
Q1 2016	5	4.3	12	10.4	21	18.3	40	34.8	37	32.2	115	480,000	509,774
Year-to-date 2017	4	2.9	6	4.3	8	5.8	14	10.1	106	76.8	138	607,500	605,446
Year-to-date 2016	5	4.3	12	10.4	21	18.3	40	34.8	37	32.2	115	480,000	509,774

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2017						
Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Barrie City	476,533	417,985	14.0	476,533	417,985	14.0
Innisfil Town	663,387	482,796	37.4	663,387	482,796	37.4
Springwater Town	605,825	850,878	-28.8	605,825	850,878	-28.8
Barrie CMA	605,446	509,774	18.8	605,446	509,774	18.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

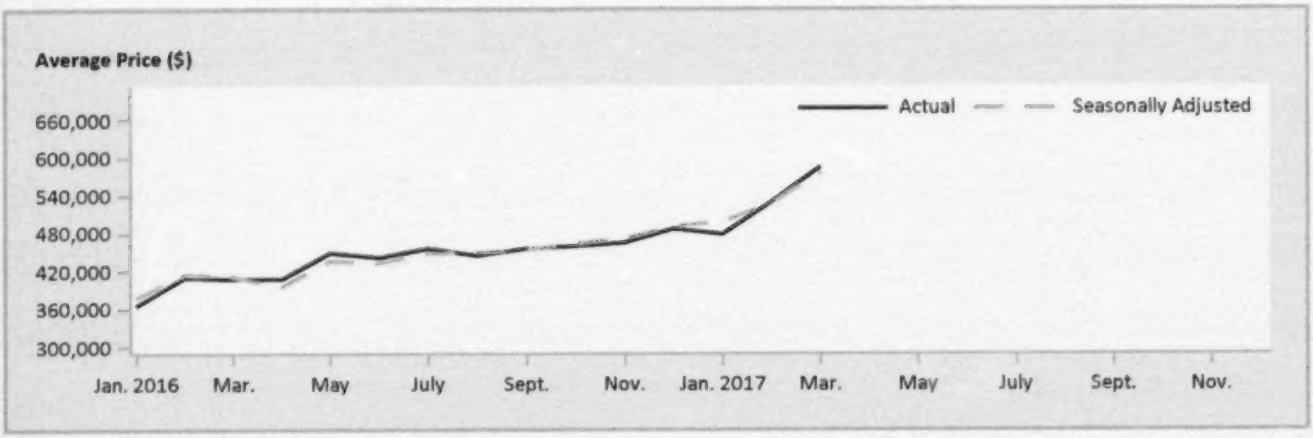


Figure 5.2: MLS® Residential Sales for Barrie

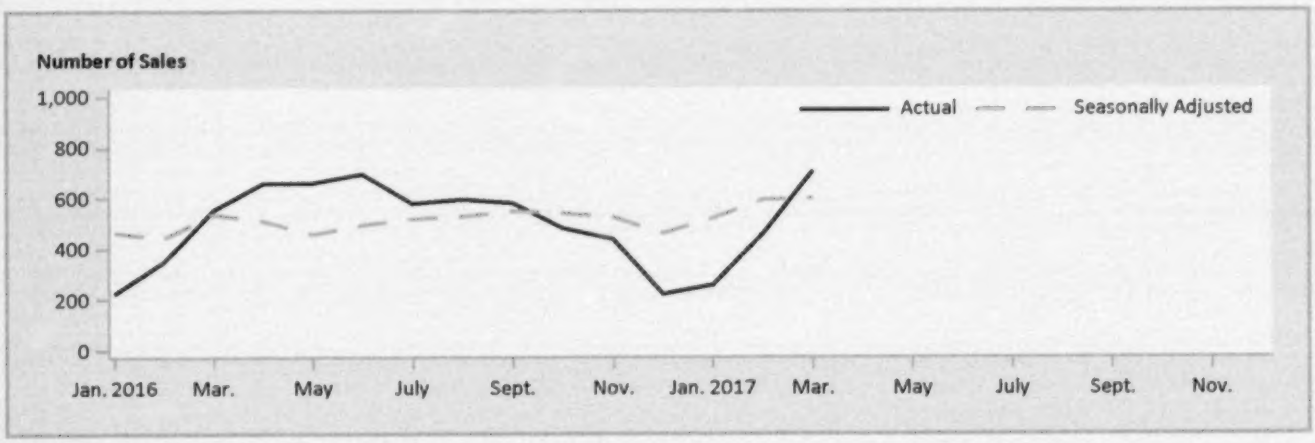
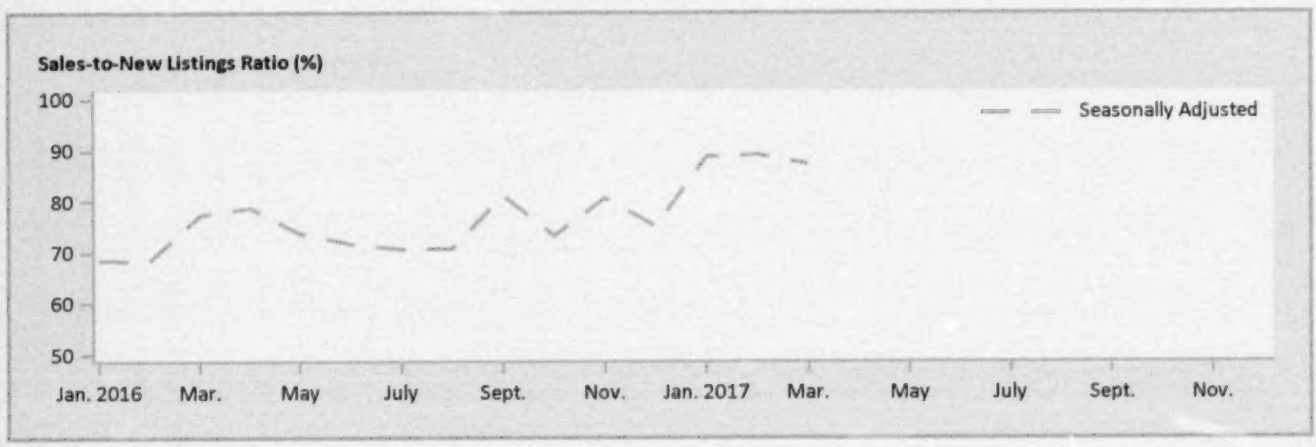


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, (Ontario) 2016.12 =100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.2	127.8	107.3	6.4	68.0	920
	February	561	3.14	4.64	94.6	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64	94.8	129.0	109.6	7.6	70.2	927
	April	561	3.14	4.64	95.3	129.6	108.0	8.0	69.3	921
	May	561	3.14	4.64	96.6	130.1	106.1	7.9	67.9	909
	June	561	3.14	4.64	97.0	130.4	103.5	7.6	66.1	890
	July	567	3.14	4.74	97.8	130.3	102.0	7.9	65.2	890
	August	567	3.14	4.74	98.2	129.9	101.6	8.7	65.3	886
	September	561	3.14	4.64	98.5	130.1	101.4	8.5	65.0	903
	October	561	3.14	4.64	99.5	130.6	100.6	8.5	64.4	900
	November	561	3.14	4.64	99.9	130.2	101.5	7.9	64.4	924
	December	561	3.14	4.64	100.0	130.0	102.2	7.4	64.5	946
2017	January	561	3.14	4.64	100.3	130.8	103.9	7.5	65.5	960
	February	561	3.14	4.64	101.1	131.2	106.7	7.2	67.0	973
	March	561	3.14	4.64		131.4	109.8	6.8	68.5	979
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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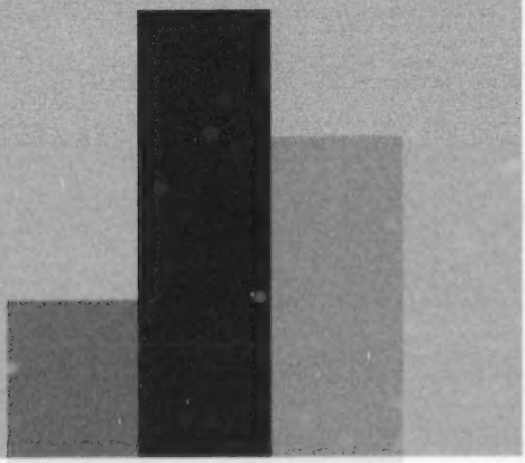

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